HOUSING MARKET INFORMATION

HOUSING NOW
Ottawa[1]

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: August 2010

New Home Market

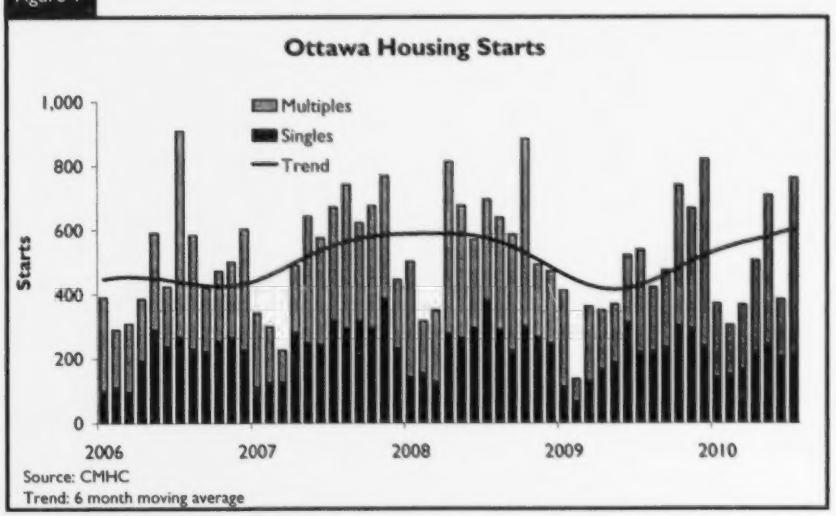
July Ottawa Housing Starts Reach Highest Level So Far This Year

Total housing starts in the Ottawa Census Metropolitan Area (CMA) increased to 763 units in July, over 40 per cent higher than at the same time last year.

Intense activity was witnessed in all housing types, most notably in the apartment segment. As well townhomes reached the highest year-to-date totals in 15 years driving total housing starts higher.

Job growth has reached record levels in recent months, helping to maintain activity in the Ottawa housing market. First-time purchasers were

Figure 1



[1] Ontario part of Ottawa-Gatineau CMA

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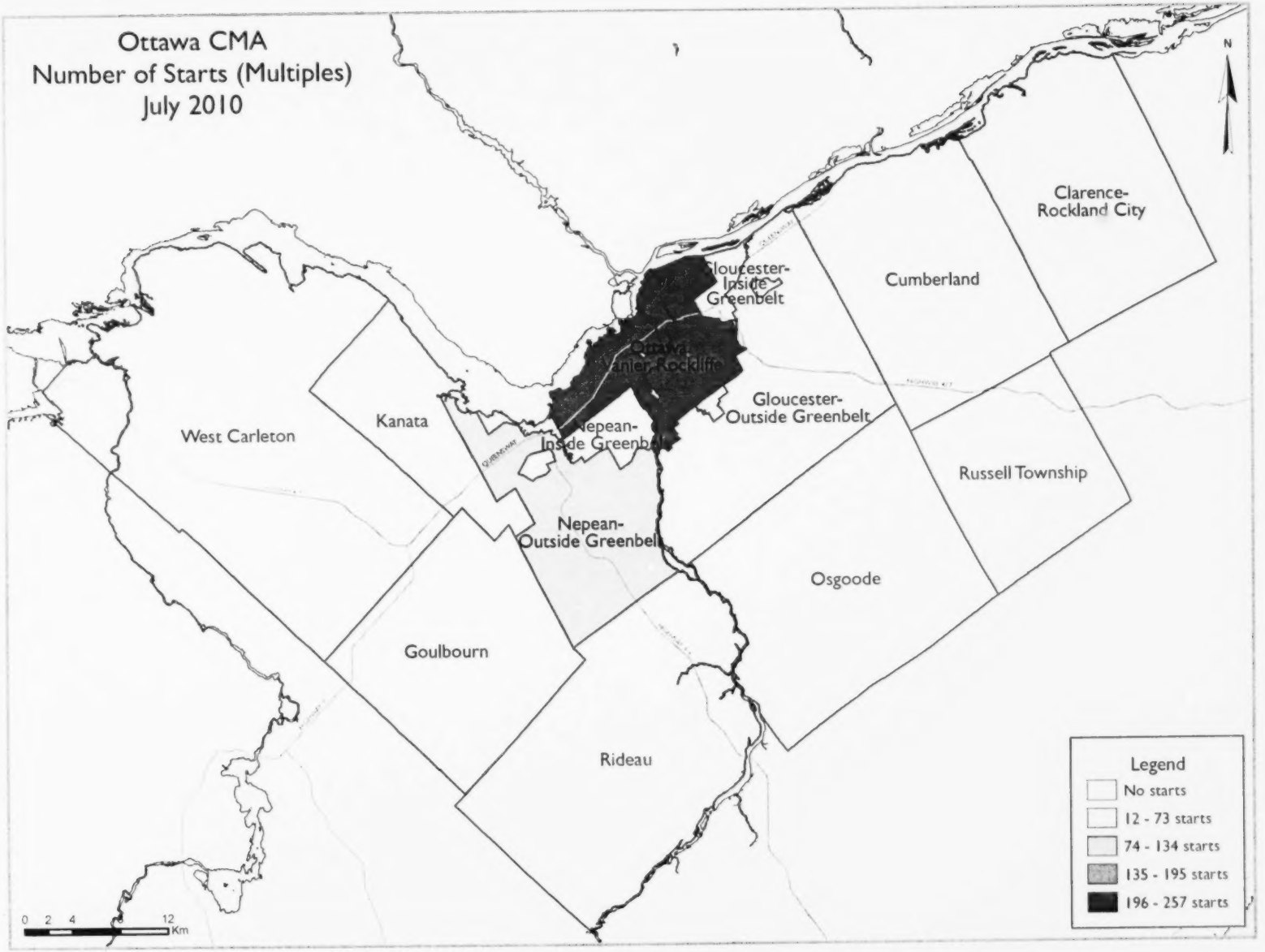
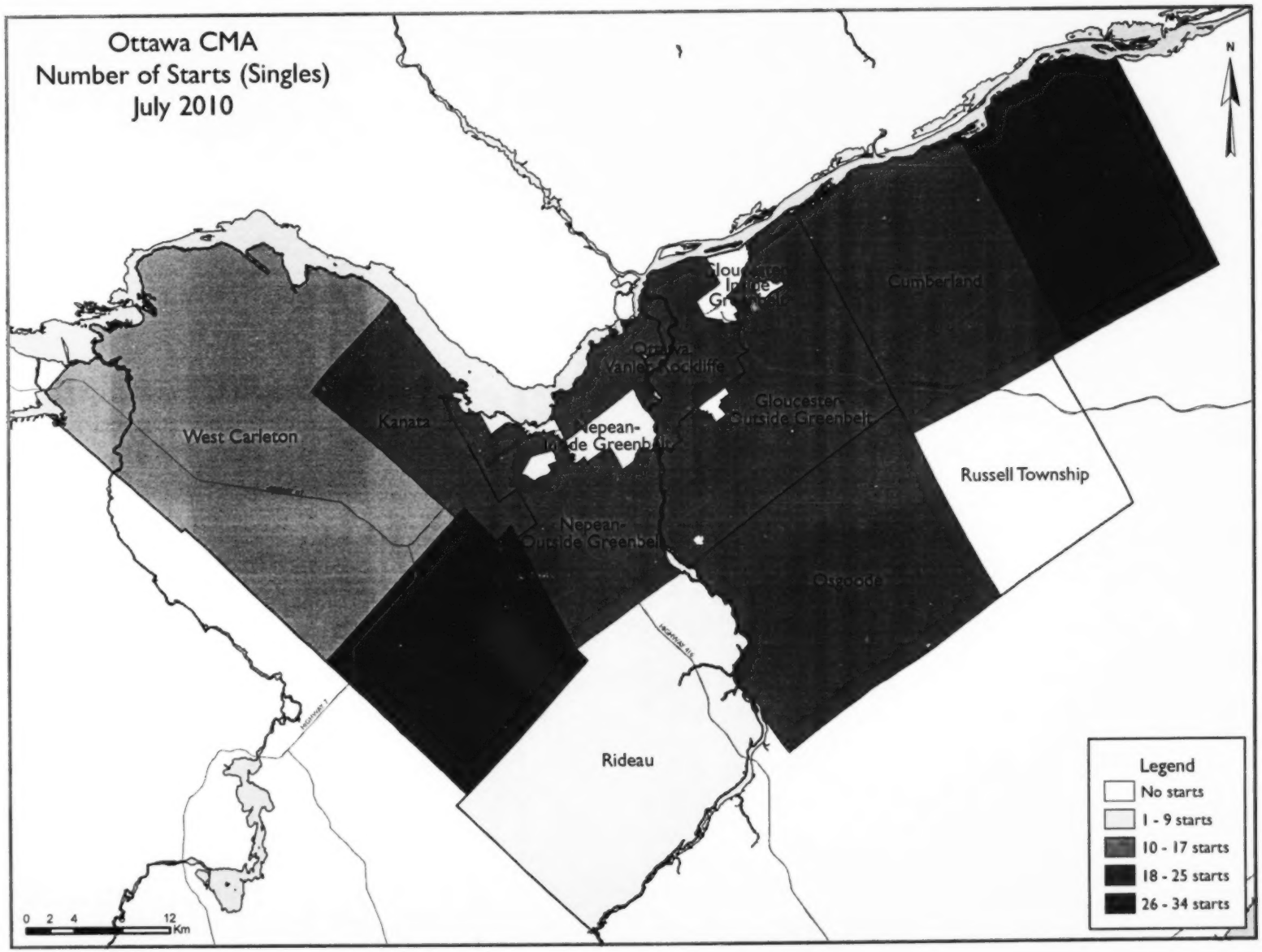
still prevalent as the demand for townhomes and apartments has been the primary driver of growth so far this year.

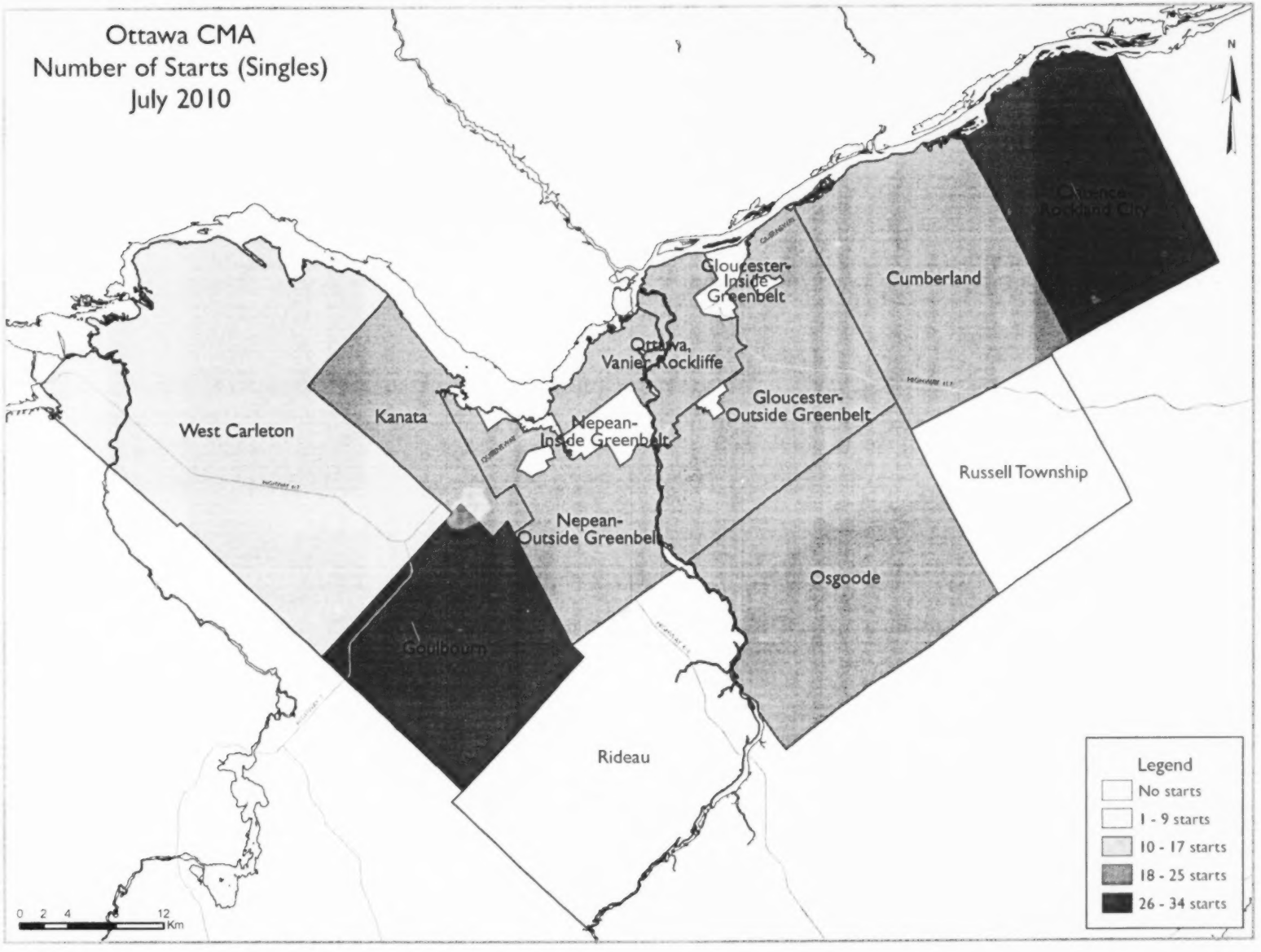
Multiple unit starts propelled the Old Ottawa City far ahead of this time last year. Of the 281 starts, 235 came directly from the apartment segment. The majority of Goulbourn, Nepean and Kanata's increases were mainly from townhomes, fuelling them forward compared to the same period one year ago. Osgoode and Rideau Township went against the trend as all of their starts were singles. Gloucester had an identical number of multiple starts compared to last year, however singles were slightly lower. Cumberland had a relatively even split between the two.

Ottawa's surrounding areas continue to lead the way on a year-to-date basis, primarily driven by the western zones of Goulbourn and Kanata, which continues its torrid pace. In addition to these two, Rideau Township is also achieving over a 100 per cent increase in starts activity. The combined areas of West Carleton, Clarence-Rockland and Russell posted a strong showing of 69 per cent, with the vast majority of the foundations set being of the single family home variety.

Ottawa CMA
Number of Starts (Multiples)
July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenb
Nepean-
Outside Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 8 12
Km
Legend
No starts
12 - 73 starts
74 - 134 starts
135 - 195 starts
196 - 257 starts

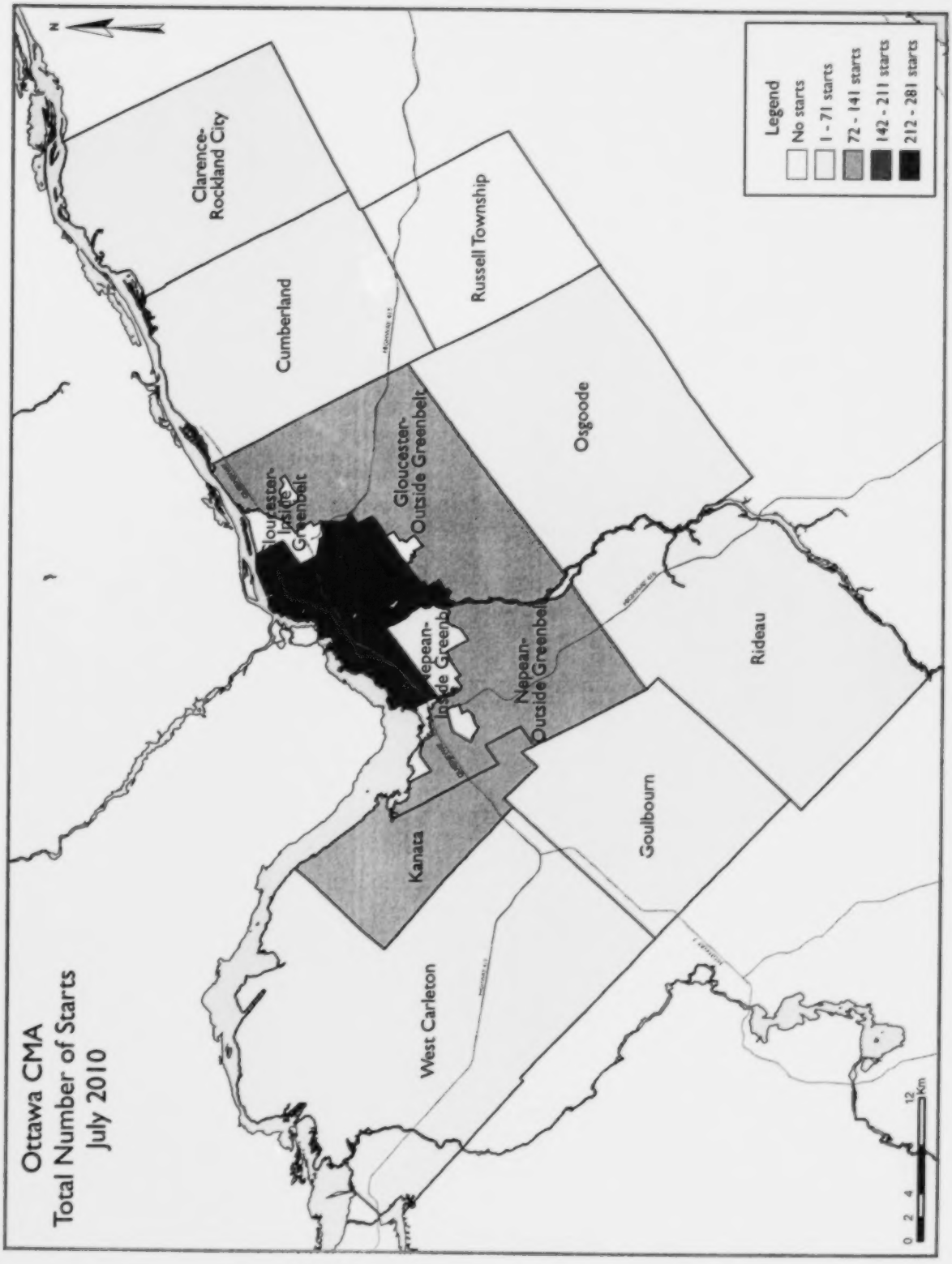

Ottawa CMA
Number of Starts (Multiples)
July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa
Inner Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
12 - 73 starts
74 - 134 starts
135 - 195 starts
196 - 257 starts
0 2 4 12
Km

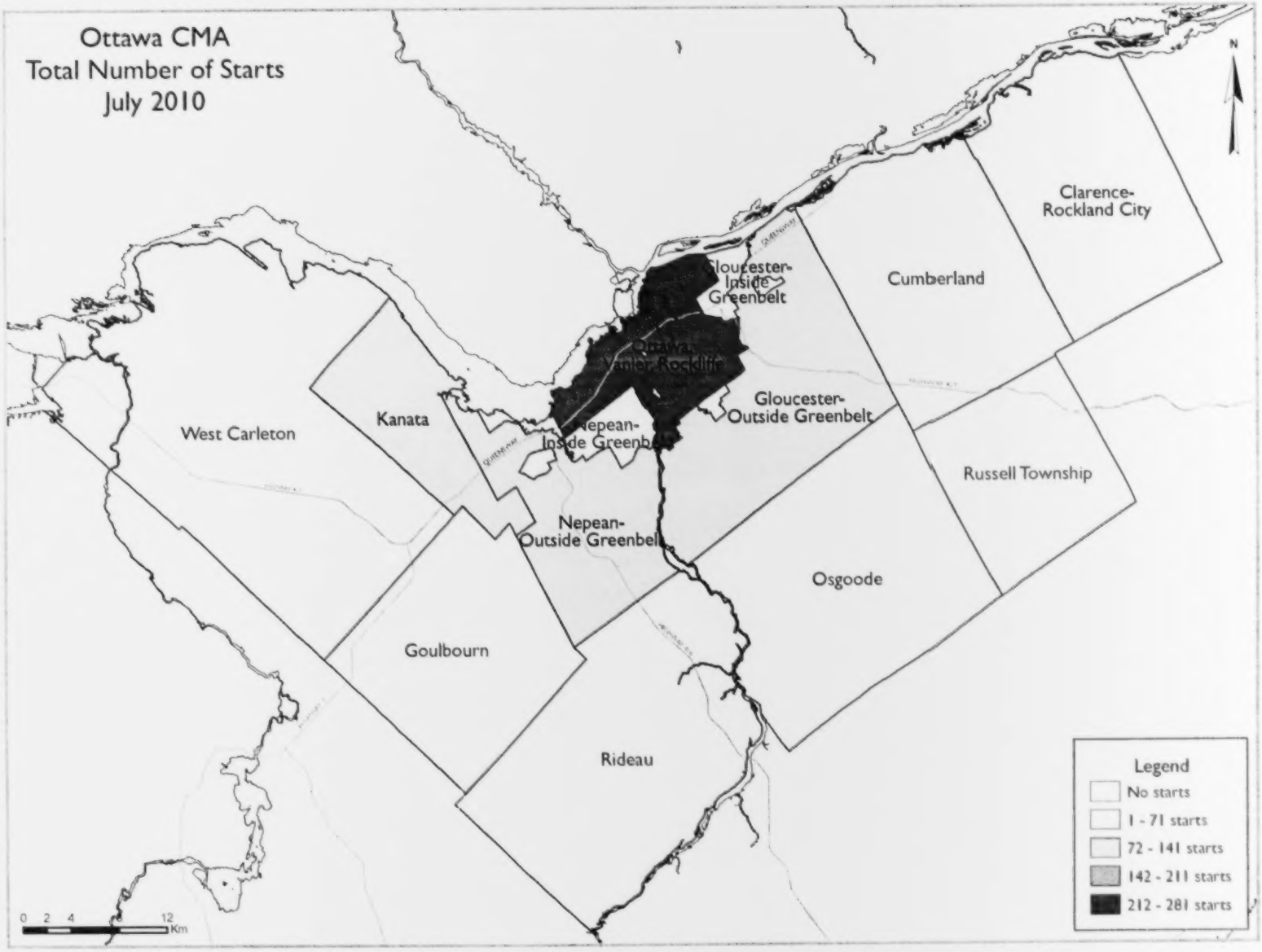

Ottawa CMA
Number of Starts (Singles)
July 2010
N
West Carleton
Kanata
Nepean-
Inside Greenbelt
Nepean-
Outside Greenbelt
Gloucester-
Outside Greenbelt
Cumberland
Russell Township
Osgoode
Rideau
Legend
No starts
1 - 9 starts
10 - 17 starts
18 - 25 starts
26 - 34 starts
0 2 4 12
Km

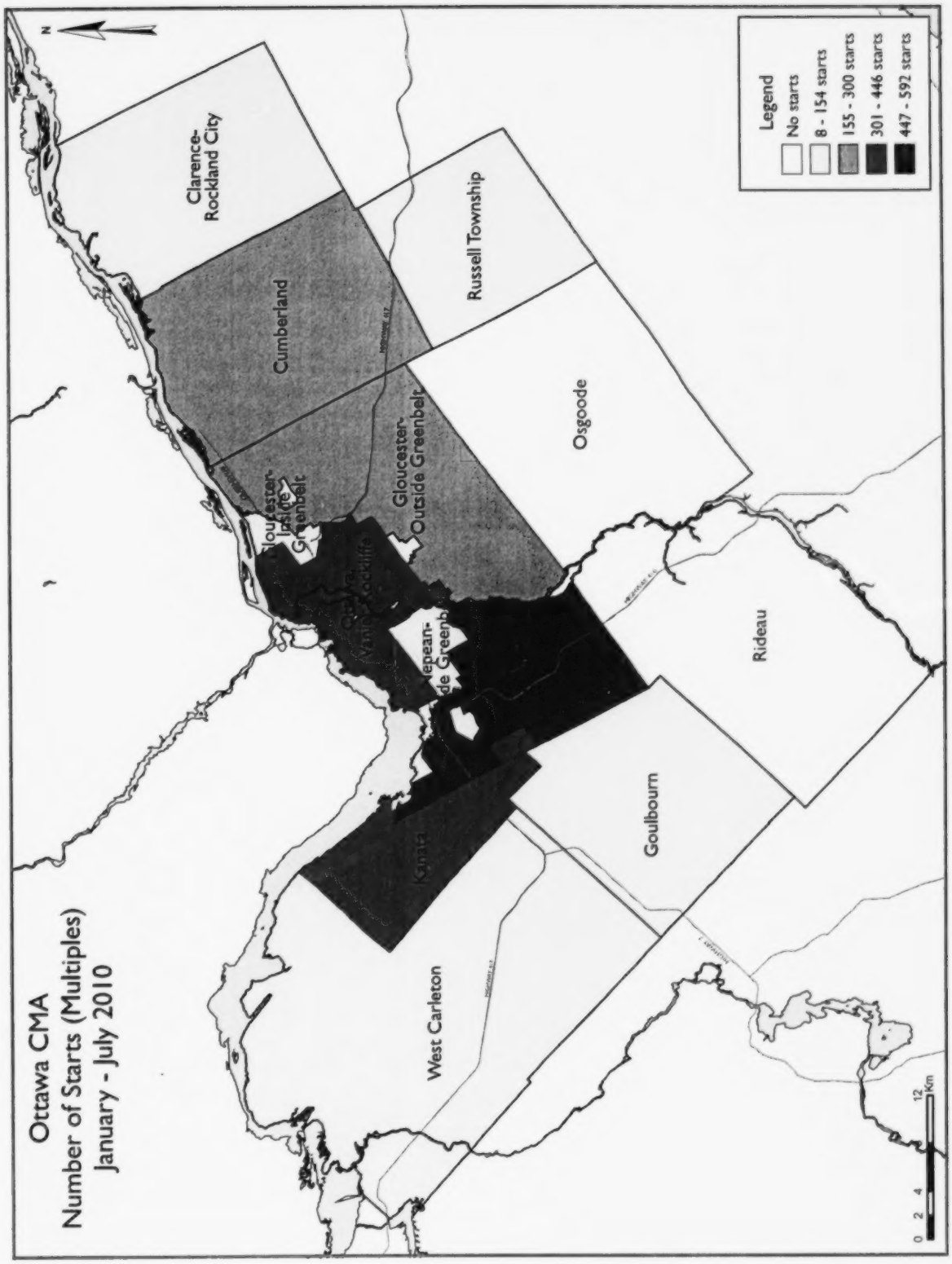


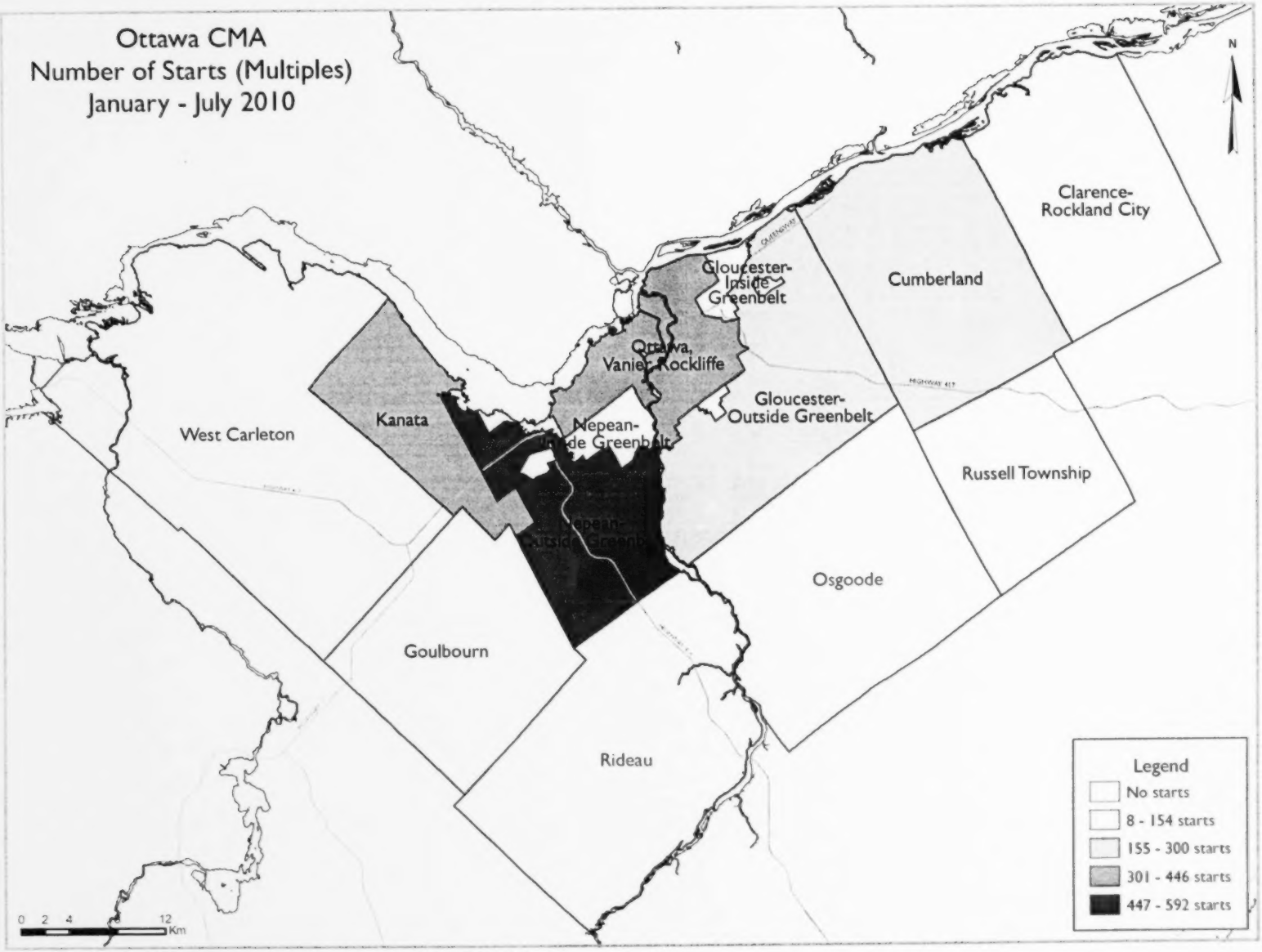
Canada Mortgage and Housing Corporation

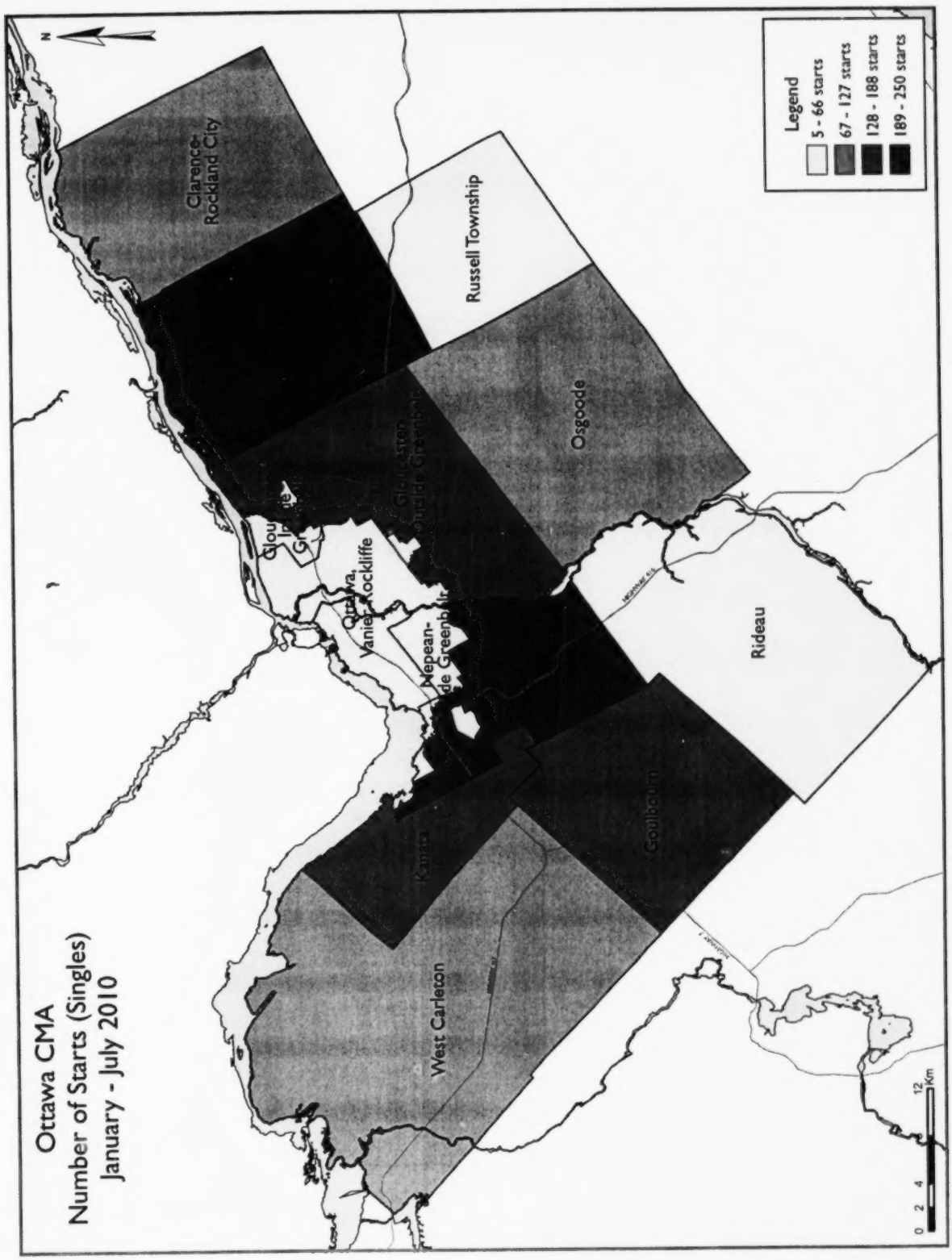
Housing Now - Ottawa (Ontario part of Ottawa-Gatineau CMA) - Date Released August 2010

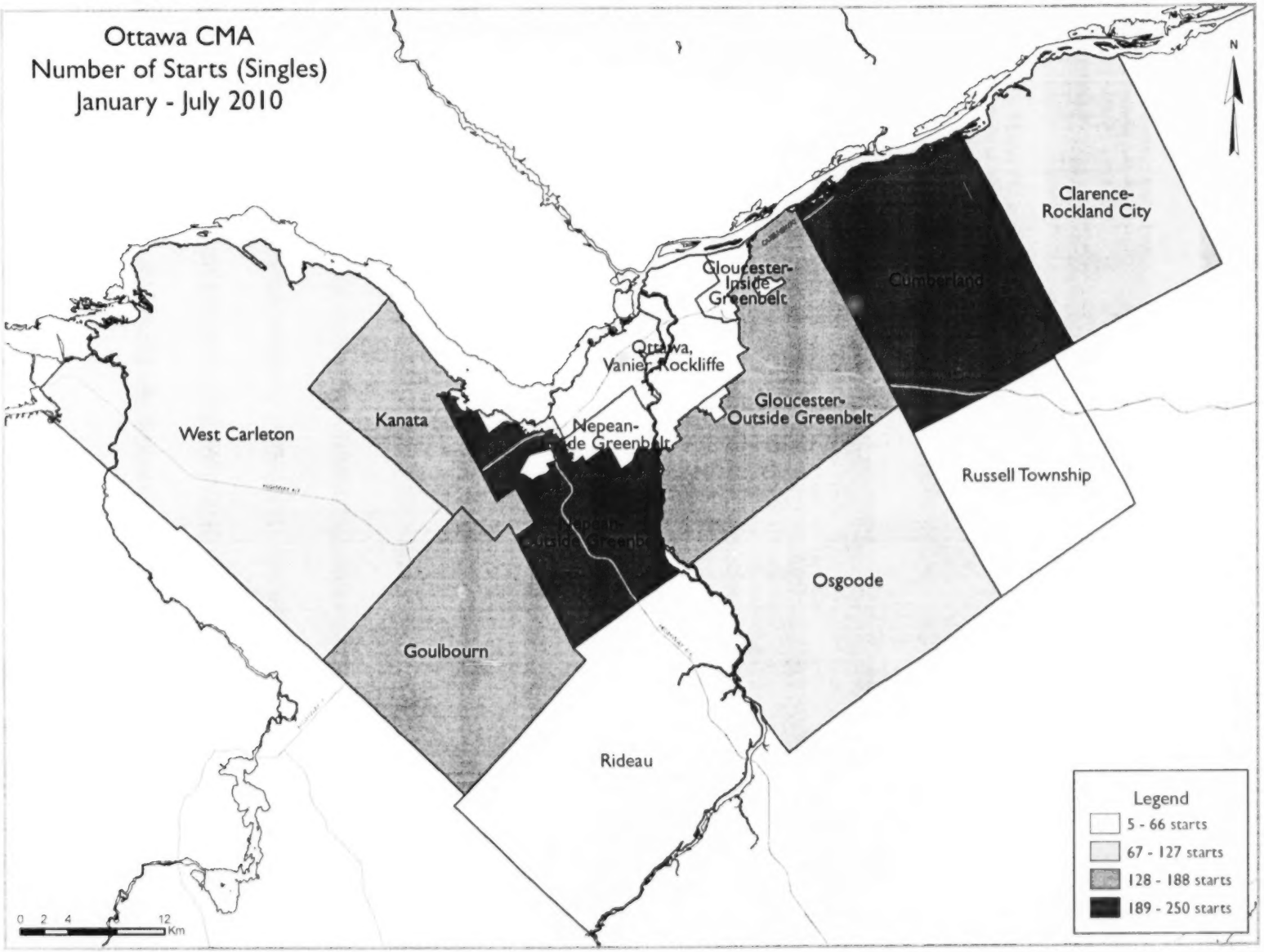

Ottawa CMA
Total Number of Starts
July 2010
Legend
No starts
1 - 71 starts
72 - 141 starts
142 - 211 starts
212 - 281 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Kanata
Goulbourn
West Carleton
0 2 4 12 Km

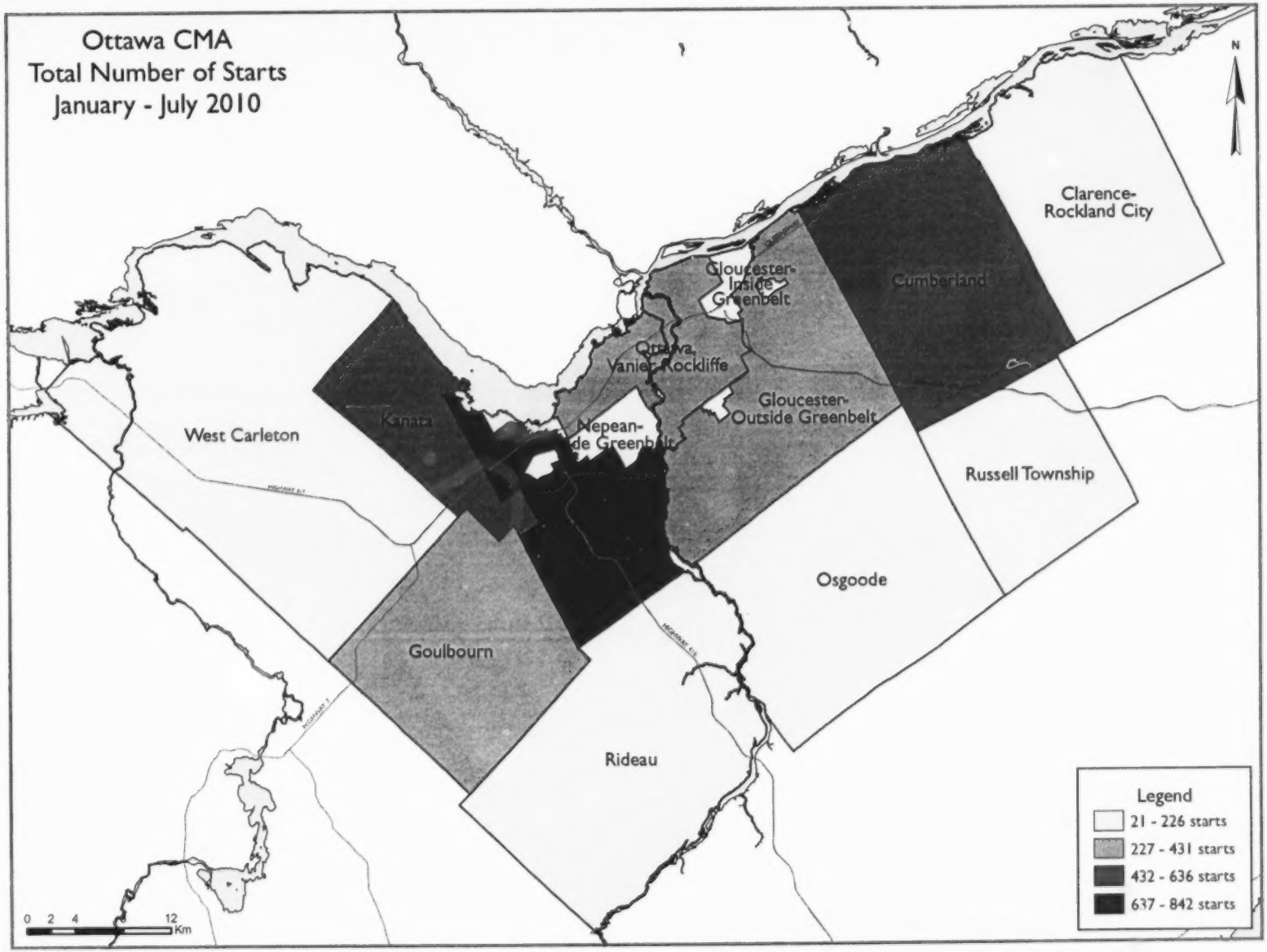

Ottawa CMA
Total Number of Starts
July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa-
Inner-Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Russell Township
Nepean-
Outside Greenbelt
Osgoode
Goulbourn
Rideau
Legend
No starts
1 - 71 starts
72 - 141 starts
142 - 211 starts
212 - 281 starts
0 2 4 12
Km

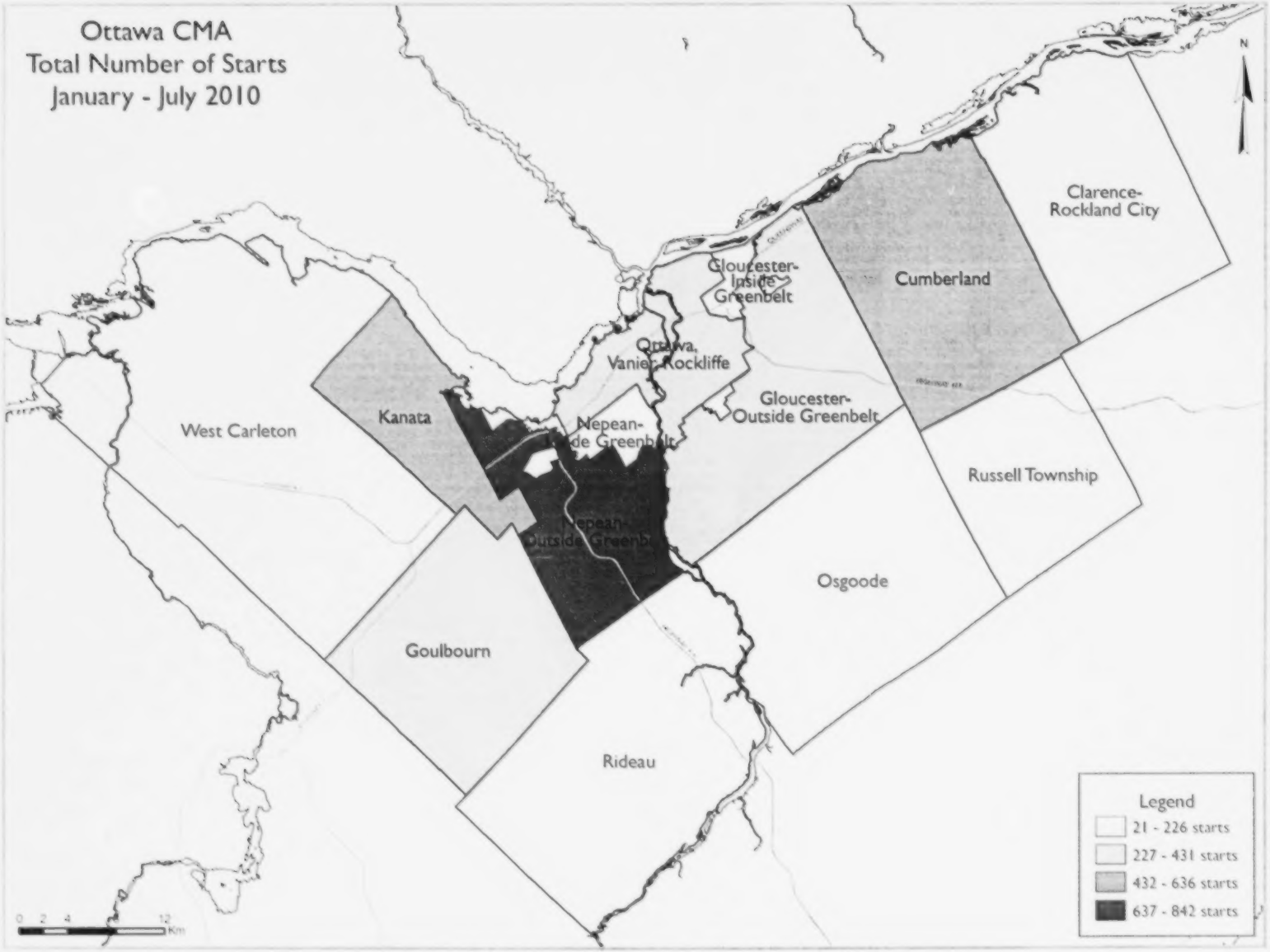

Ottawa CMA
Number of Starts (Multiples)
January - July 2010
Legend
No starts
8 - 154 starts
155 - 300 starts
301 - 446 starts
447 - 592 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Rideau
Goulbourn
West Carleton
0 2 4 12 Km


Ottawa CMA
Number of Starts (Multiples)
January - July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier,Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
Inside Greenbelt
Nepean-
Outside Greenb
Russell Township
Osgoode
Goulbourn
Rideau
Legend
No starts
8 - 154 starts
155 - 300 starts
301 - 446 starts
447 - 592 starts
0 2 4 12
Km


Ottawa CMA
Number of Starts (Singles)
January - July 2010
Legend
5 - 66 starts
67 - 127 starts
128 - 188 starts
189 - 250 starts
N
Clarence-Rockland City
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-
Ottawa-Vanier-Rockcliffe
0 2 4 12 Km


Ottawa CMA
Number of Starts (Singles)
January - July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
5 - 66 starts
67 - 127 starts
128 - 188 starts
189 - 250 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
West Carleton
Kanata
Nepean-
de Greenbelt
Russell Township
Osgoode
Goulbourn
Rideau
Legend
21 - 226 starts
227 - 431 starts
432 - 636 starts
637 - 842 starts
0 2 4 12
Km


Ottawa CMA
Total Number of Starts
January - July 2010
N
Clarence-
Rockland City
Cumberland
Gloucester-
Inside
Greenbelt
Ottawa,
Vanier, Rockliffe
Gloucester-
Outside Greenbelt
Kanata
West Carleton
Nepean-
de Greenbelt
Nepean-
Outside Greenb
Russell Township
Osgoode
Goulbourn
Rideau
0 2 4 12
Km
Legend
21 - 226 starts
227 - 431 starts
432 - 636 starts
637 - 842 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

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3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
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3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
July 2010	214	44	211	0	0	294	0	0	763
July 2009	218	40	181	0	0	44	2	53	538
% Change	-1.8	10.0	16.6	n/a	n/a	**	-100.0	-100.0	41.8
Year-to-date 2010	1,334	206	1,175	0	16	642	9	22	3,404
Year-to-date 2009	1,185	129	820	0	0	484	5	65	2,688
% Change	12.6	59.7	43.3	n/a	n/a	32.6	80.0	-66.2	26.6
UNDER CONSTRUCTION									
July 2010	1,289	202	1,647	0	16	1,933	0	193	5,280
July 2009	1,525	164	1,065	0	28	1,725	13	215	4,735
% Change	-15.5	23.2	54.6	n/a	-42.9	12.1	-100.0	-10.2	11.5
COMPLETIONS									
July 2010	315	74	216	0	0	40	2	3	650
July 2009	206	36	232	0	0	167	0	8	649
% Change	52.9	105.6	-6.9	n/a	n/a	-76.0	n/a	-62.5	0.2
Year-to-date 2010	1,667	208	1,029	0	18	622	45	26	3,615
Year-to-date 2009	1,530	125	1,104	0	0	667	4	86	3,516
% Change	9.0	66.4	-6.8	n/a	n/a	-6.7	**	-69.8	2.8
COMPLETED & NOT ABSORBED									
July 2010	15	6	118	0	1	128	1	62	331
July 2009	27	25	120	0	1	163	3	27	366
% Change	-44.4	-76.0	-1.7	n/a	0.0	-21.5	-66.7	129.6	-9.6
ABSORBED									
July 2010	316	81	198	0	0	54	4	3	656
July 2009	206	30	212	0	0	148	0	4	600
% Change	53.4	170.0	-6.6	n/a	n/a	-63.5	n/a	-25.0	9.3
Year-to-date 2010	1,672	216	1,016	0	18	642	30	47	3,641
Year-to-date 2009	1,541	110	1,067	0	0	655	5	66	3,444
% Change	8.5	96.4	-4.8	n/a	n/a	-2.0	**	-28.8	5.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
July 2010	180	44	211	0	0	282	0	0	717
July 2009	195	38	181	0	0	44	0	53	511
Ottawa, Vanier, Rockcliffe									
July 2010	24	22	3	0	0	232	0	0	281
July 2009	13	14	29	0	0	20	0	53	129
Nepean inside greenbelt									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
July 2010	24	4	51	0	0	26	0	0	105
July 2009	46	0	34	0	0	0	0	0	80
Gloucester inside greenbelt									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	2	2	0	0	0	0	0	0	4
Gloucester outside greenbelt									
July 2010	25	12	35	0	0	24	0	0	96
July 2009	29	10	35	0	0	24	0	0	98
Kanata									
July 2010	19	0	65	0	0	0	0	0	84
July 2009	35	0	38	0	0	0	0	0	73
Cumberland									
July 2010	23	4	22	0	0	0	0	0	49
July 2009	21	8	26	0	0	0	0	0	55
Goulbourn									
July 2010	28	2	35	0	0	0	0	0	65
July 2009	18	2	19	0	0	0	0	0	39
West Carleton									
July 2010	16	0	0	0	0	0	0	0	16
July 2009	13	0	0	0	0	0	0	0	13
Rideau									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	6	0	0	0	0	0	0	0	6
Osgoode									
July 2010	18	0	0	0	0	0	0	0	18
July 2009	10	2	0	0	0	0	0	0	12
Clarence-Rockland City									
July 2010	34	0	0	0	0	12	0	0	46
July 2009	12	0	0	0	0	0	2	0	14
Russell Township									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	11	2	0	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario portion)									
July 2010	214	44	211	0	0	294	0	0	763
July 2009	218	40	181	0	0	44	2	53	538

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
July 2010	1,146	200	1,639	0	16	1,921	0	189	5,111
July 2009	1,422	154	1,051	0	28	1,691	11	211	4,568
Ottawa, Vanier, Rockcliffe									
July 2010	69	46	63	0	0	1,181	0	189	1,548
July 2009	83	48	78	0	0	1,234	11	78	1,532
Nepean inside greenbelt									
July 2010	5	0	36	0	0	57	0	0	98
July 2009	9	0	14	0	0	59	0	0	82
Nepean outside greenbelt									
July 2010	278	44	447	0	0	316	0	0	1,085
July 2009	523	4	298	0	0	101	0	0	926
Gloucester inside greenbelt									
July 2010	17	4	13	0	0	0	0	0	34
July 2009	13	6	14	0	0	0	0	0	33
Gloucester outside greenbelt									
July 2010	173	56	157	0	0	60	0	0	446
July 2009	180	34	152	0	28	160	0	0	554
Kanata									
July 2010	122	22	343	0	0	34	0	0	521
July 2009	173	20	224	0	0	0	0	133	550
Cumberland									
July 2010	159	4	334	0	16	249	0	0	762
July 2009	176	18	224	0	0	137	0	0	555
Goulbourn									
July 2010	140	24	147	0	0	24	0	0	335
July 2009	102	22	47	0	0	0	0	0	171
West Carleton									
July 2010	66	0	99	0	0	0	0	0	165
July 2009	66	0	0	0	0	0	0	0	66
Rideau									
July 2010	20	0	0	0	0	0	0	0	20
July 2009	27	0	0	0	0	0	0	0	27
Osgoode									
July 2010	97	0	0	0	0	0	0	0	97
July 2009	70	2	0	0	0	0	0	0	72
Clarence-Rockland City									
July 2010	107	0	8	0	0	12	0	0	127
July 2009	52	8	14	0	0	34	2	0	110
Russell Township									
July 2010	36	2	0	0	0	0	0	4	42
July 2009	51	2	0	0	0	0	0	4	57
Ottawa-Gatineau CMA (Ontario portion)									
July 2010	1,289	202	1,647	0	16	1,933	0	193	5,280
July 2009	1,525	164	1,065	0	28	1,725	13	215	4,735

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
July 2010	299	74	202	0	0	40	2	3	620
July 2009	183	32	232	0	0	167	0	8	622
Ottawa, Vanier, Rockcliffe									
July 2010	7	18	14	0	0	16	2	3	60
July 2009	18	28	14	0	0	125	0	8	193
Nepean inside greenbelt									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	5	0	0	26	0	0	31
Nepean outside greenbelt									
July 2010	69	10	50	0	0	24	0	0	153
July 2009	55	0	32	0	0	0	0	0	87
Gloucester inside greenbelt									
July 2010	0	8	8	0	0	0	0	0	16
July 2009	2	0	8	0	0	0	0	0	10
Gloucester outside greenbelt									
July 2010	63	18	22	0	0	0	0	0	103
July 2009	10	0	55	0	0	0	0	0	65
Kanata									
July 2010	31	16	81	0	0	0	0	0	128
July 2009	18	0	79	0	0	0	0	0	97
Cumberland									
July 2010	68	0	0	0	0	0	0	0	68
July 2009	45	0	18	0	0	16	0	0	79
Goulbourn									
July 2010	27	4	27	0	0	0	0	0	58
July 2009	16	2	21	0	0	0	0	0	39
West Carleton									
July 2010	16	0	0	0	0	0	0	0	16
July 2009	7	0	0	0	0	0	0	0	7
Rideau									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	0	0	0	0	0	0	0	0	0
Osgoode									
July 2010	16	0	0	0	0	0	0	0	16
July 2009	12	2	0	0	0	0	0	0	14
Clarence-Rockland City									
July 2010	14	0	14	0	0	0	0	0	28
July 2009	9	2	0	0	0	0	0	0	11
Russell Township									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	14	2	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
July 2010	315	74	216	0	0	40	2	3	650
July 2009	206	36	232	0	0	167	0	8	649

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
July 2010	14	6	118	0	1	116	1	62	318
July 2009	17	25	120	0	1	151	3	27	344
Ottawa, Vanier, Rockcliffe									
July 2010	0	3	19	0	0	88	0	0	110
July 2009	1	21	17	0	0	116	0	4	159
Nepean inside greenbelt									
July 2010	0	0	0	0	0	0	0	4	4
July 2009	0	0	2	0	0	18	0	23	43
Nepean outside greenbelt									
July 2010	2	1	20	0	1	18	1	0	43
July 2009	2	0	9	0	1	10	1	0	23
Gloucester inside greenbelt									
July 2010	1	0	1	0	0	5	0	0	7
July 2009	0	0	2	0	0	7	0	0	9
Gloucester outside greenbelt									
July 2010	7	1	22	0	0	5	0	0	35
July 2009	3	0	17	0	0	0	2	0	22
Kanata									
July 2010	1	0	24	0	0	0	0	58	83
July 2009	2	0	32	0	0	0	0	0	34
Cumberland									
July 2010	2	0	17	0	0	0	0	0	19
July 2009	2	0	23	0	0	0	0	0	25
Goulbourn									
July 2010	0	1	12	0	0	0	0	0	13
July 2009	1	2	14	0	0	0	0	0	17
West Carleton									
July 2010	0	0	2	0	0	0	0	0	2
July 2009	1	0	4	0	0	0	0	0	5
Rideau									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	0	0	0	0	0	0	0
Osgoode									
July 2010	1	0	1	0	0	0	0	0	2
July 2009	5	2	0	0	0	0	0	0	7
Clarence-Rockland City									
July 2010	0	0	0	0	0	12	0	0	12
July 2009	0	0	0	0	0	12	0	0	12
Russell Township									
July 2010	1	0	0	0	0	0	0	0	1
July 2009	10	0	0	0	0	0	0	0	10
Ottawa-Gatineau CMA (Ontario portion)									
July 2010	15	6	118	0	1	128	1	62	331
July 2009	27	25	120	0	1	163	3	27	366

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1: Housing Activity Summary by Submarket
July 2010

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
July 2010	300	81	184	0	0	54	4	3	626
July 2009	183	26	212	0	0	148	0	4	573
Ottawa, Vanier, Rockcliffe									
July 2010	7	25	14	0	0	21	4	3	74
July 2009	18	21	11	0	0	109	0	4	163
Nepean inside greenbelt									
July 2010	0	0	0	0	0	0	0	0	0
July 2009	0	0	5	0	0	23	0	0	28
Nepean outside greenbelt									
July 2010	71	11	44	0	0	21	0	0	147
July 2009	55	0	31	0	0	0	0	0	86
Gloucester inside greenbelt									
July 2010	0	8	8	0	0	0	0	0	16
July 2009	2	0	8	0	0	0	0	0	10
Gloucester outside greenbelt									
July 2010	62	17	18	0	0	12	0	0	109
July 2009	10	0	48	0	0	0	0	0	58
Kanata									
July 2010	31	16	76	0	0	0	0	0	123
July 2009	17	0	71	0	0	0	0	0	88
Cumberland									
July 2010	68	0	1	0	0	0	0	0	69
July 2009	47	0	18	0	0	16	0	0	81
Goulbourn									
July 2010	27	3	23	0	0	0	0	0	53
July 2009	14	3	19	0	0	0	0	0	36
West Carleton									
July 2010	16	0	0	0	0	0	0	0	16
July 2009	7	0	1	0	0	0	0	0	8
Rideau									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	0	0	0	0	0	0	0	0	0
Osgoode									
July 2010	16	1	0	0	0	0	0	0	17
July 2009	13	2	0	0	0	0	0	0	15
Clarence-Rockland City									
July 2010	14	0	14	0	0	0	0	0	28
July 2009	9	2	0	0	0	0	0	0	11
Russell Township									
July 2010	2	0	0	0	0	0	0	0	2
July 2009	14	2	0	0	0	0	0	0	16
Ottawa-Gatineau CMA (Ontario portion)									
July 2010	316	81	198	0	0	54	4	3	656
July 2009	206	30	212	0	0	148	0	4	600

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2000 - 2009

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982
% Change	-27.6	-10.3	-35.1	n/a	-28.2	-39.6	-76.8	-59.6	-31.2
2004	3,244	330	1,893	0	404	1,049	177	146	7,243
% Change	6.2	-7.6	-11.5	n/a	**	105.3	185.5	-25.9	13.5
2003	3,054	357	2,138	0	42	511	62	197	6,381
% Change	-19.8	13.7	18.7	n/a	200.0	-31.6	-67.2	-78.7	-18.2
2002	3,806	314	1,801	0	14	747	189	924	7,796
% Change	8.7	-6.0	16.9	n/a	-89.0	162.1	107.7	171.0	24.7
2001	3,502	334	1,540	0	127	285	91	341	6,251
% Change	0.3	-15.7	13.7	n/a	n/a	**	**	-32.2	8.0
2000	3,492	396	1,355	0	0	30	8	503	5,786

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Ottawa City	180	195	44	38	208	167	285	111	717	511	40.3
Ottawa, Vanier, Rockcliffe	24	13	22	14	0	29	235	73	281	129	117.8
Nepean inside greenbelt	1	2	0	0	0	0	0	0	1	2	-50.0
Nepean outside greenbelt	24	46	4	0	51	34	26	0	105	80	31.3
Gloucester inside greenbelt	0	2	0	2	0	0	0	0	0	4	-100.0
Gloucester outside greenbelt	25	29	12	10	35	21	24	38	96	98	-2.0
Kanata	19	35	0	0	65	38	0	0	84	73	15.1
Cumberland	23	21	4	8	22	26	0	0	49	55	-10.9
Goulbourn	28	18	2	2	35	19	0	0	65	39	66.7
West Carleton	16	13	0	0	0	0	0	0	16	13	23.1
Rideau	2	6	0	0	0	0	0	0	2	6	-66.7
Osgoode	18	10	0	2	0	0	0	0	18	12	50.0
Clarence-Rockland City	34	12	0	2	0	0	12	0	46	14	**
Russell Township	0	11	0	2	0	0	0	0	0	13	-100.0
Ottawa-Gatineau CMA (Ontario Portion)	214	218	44	42	208	167	297	111	763	538	41.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,187	1,084	206	116	1,157	791	665	563	3,215	2,554	25.9
Ottawa, Vanier, Rockcliffe	53	52	50	34	27	70	281	404	411	560	-26.6
Nepean inside greenbelt	5	6	0	0	24	0	12	0	41	6	**
Nepean outside greenbelt	250	408	38	2	326	247	228	57	842	714	17.9
Gloucester inside greenbelt	11	12	6	4	10	14	0	0	27	30	-10.0
Gloucester outside greenbelt	181	153	62	30	129	99	46	74	418	356	17.4
Kanata	136	101	22	8	268	114	34	0	460	223	106.3
Cumberland	204	177	4	18	252	210	40	24	500	429	16.6
Goulbourn	148	71	24	16	86	37	24	4	282	128	120.3
West Carleton	71	41	0	0	35	0	0	0	106	41	158.5
Rideau	21	14	0	0	0	0	0	0	21	14	50.0
Osgoode	107	49	0	4	0	0	0	0	107	53	101.9
Clarence-Rockland City	110	50	0	8	22	14	12	0	144	72	100.0
Russell Township	37	51	0	7	4	0	4	4	45	62	-27.4
Ottawa-Gatineau CMA (Ontario Portion)	1,334	1,185	206	131	1,183	805	681	567	3,404	2,688	26.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Ottawa City	208	167	0	0	285	58	0	53
Ottawa, Vanier, Rockcliffe	0	29	0	0	235	20	0	53
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	51	34	0	0	26	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	35	21	0	0	24	38	0	0
Kanata	65	38	0	0	0	0	0	0
Cumberland	22	26	0	0	0	0	0	0
Goulbourn	35	19	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	12	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	208	167	0	0	297	58	0	53

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,152	788	5	3	647	502	18	61
Ottawa, Vanier, Rockcliffe	22	67	5	3	263	343	18	61
Nepean inside greenbelt	24	0	0	0	12	0	0	0
Nepean outside greenbelt	326	247	0	0	228	57	0	0
Gloucester inside greenbelt	10	14	0	0	0	0	0	0
Gloucester outside greenbelt	129	99	0	0	46	74	0	0
Kanata	268	114	0	0	34	0	0	0
Cumberland	252	210	0	0	40	24	0	0
Goulbourn	86	37	0	0	24	4	0	0
West Carleton	35	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	22	14	0	0	12	0	0	0
Russell Township	0	0	4	0	0	0	4	4
Ottawa-Gatineau CMA (Ontario Portion)	1,174	802	9	3	659	502	22	65

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Ottawa City	435	414	282	44	0	53	717	511
Ottawa, Vanier, Rockcliffe	49	56	232	20	0	53	281	129
Nepean inside greenbelt	1	2	0	0	0	0	1	2
Nepean outside greenbelt	79	80	26	0	0	0	105	80
Gloucester inside greenbelt	0	4	0	0	0	0	0	4
Gloucester outside greenbelt	72	74	24	24	0	0	96	98
Kanata	84	73	0	0	0	0	84	73
Cumberland	49	55	0	0	0	0	49	55
Goulbourn	65	39	0	0	0	0	65	39
West Carleton	16	13	0	0	0	0	16	13
Rideau	2	6	0	0	0	0	2	6
Osgoode	18	12	0	0	0	0	18	12
Clarence-Rockland City	34	12	12	0	0	2	46	14
Russell Township	0	13	0	0	0	0	0	13
Ottawa-Gatineau CMA (Ontario Portion)	469	439	294	44	0	55	763	538

Table 2.5: Starts by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	2,546	2,006	646	484	23	64	3,215	2,554
Ottawa, Vanier, Rockcliffe	130	153	258	343	23	64	411	560
Nepean inside greenbelt	29	6	12	0	0	0	41	6
Nepean outside greenbelt	614	657	228	57	0	0	842	714
Gloucester inside greenbelt	27	30	0	0	0	0	27	30
Gloucester outside greenbelt	384	296	34	60	0	0	418	356
Kanata	426	223	34	0	0	0	460	223
Cumberland	444	405	56	24	0	0	500	429
Goulbourn	258	128	24	0	0	0	282	128
West Carleton	106	41	0	0	0	0	106	41
Rideau	21	14	0	0	0	0	21	14
Osgoode	107	53	0	0	0	0	107	53
Clarence-Rockland City	132	70	12	0	0	2	144	72
Russell Township	37	58	0	0	8	4	45	62
Ottawa-Gatineau CMA (Ontario Portion)	2,715	2,134	658	484	31	70	3,404	2,688

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	% Change
Ottawa City	299	183	76	32	202	232	43	175	620	622	-0.3
Ottawa, Vanier, Rockcliffe	7	18	20	28	14	14	19	133	60	193	-68.9
Nepean inside greenbelt	0	0	0	0	0	5	0	26	0	31	-100.0
Nepean outside greenbelt	69	55	10	0	50	32	24	0	153	87	75.9
Gloucester inside greenbelt	0	2	8	0	8	8	0	0	16	10	60.0
Gloucester outside greenbelt	63	10	18	0	22	55	0	0	103	65	58.5
Kanata	31	18	16	0	81	79	0	0	128	97	32.0
Cumberland	68	45	0	0	0	18	0	16	68	79	-13.9
Goulbourn	27	16	4	2	27	21	0	0	58	39	48.7
West Carleton	16	7	0	0	0	0	0	0	16	7	128.6
Rideau	2	0	0	0	0	0	0	0	2	0	n/a
Osgoode	16	12	0	2	0	0	0	0	16	14	14.3
Clarence-Rockland City	14	9	0	2	14	0	0	0	28	11	154.5
Russell Township	2	14	0	2	0	0	0	0	2	16	-87.5
Ottawa-Gatineau CMA (Ontario Portion)	315	206	76	36	216	232	43	175	650	649	0.2

Table 3.1: Completions by Submarket and by Dwelling Type
January - July 2010

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	% Change
Ottawa City	1,542	1,419	214	117	1,043	1,099	614	752	3,413	3,387	0.8
Ottawa, Vanier, Rockcliffe	79	53	74	61	118	95	425	309	696	518	34.4
Nepean inside greenbelt	8	6	2	2	0	29	0	283	10	320	-96.9
Nepean outside greenbelt	405	399	14	4	278	179	65	48	762	630	21.0
Gloucester inside greenbelt	10	17	12	0	14	45	0	10	36	72	-50.0
Gloucester outside greenbelt	194	127	42	4	114	124	68	22	418	277	50.9
Kanata	210	194	40	6	321	263	0	0	571	463	23.3
Cumberland	258	229	8	2	110	172	56	32	432	435	-0.7
Goulbourn	166	216	16	32	67	98	0	48	249	394	-36.8
West Carleton	109	78	2	0	17	94	0	0	128	172	-25.6
Rideau	27	16	0	0	0	0	0	0	27	16	68.8
Osgoode	76	84	4	6	4	0	0	0	84	90	-6.7
Clarence-Rockland City	102	59	4	2	29	0	34	0	169	61	177.0
Russell Township	23	52	2	7	8	0	0	9	33	68	-51.5
Ottawa-Gatineau CMA (Ontario Portion)	1,667	1,530	220	126	1,080	1,099	648	761	3,615	3,516	2.8

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Ottawa City	202	232	0	0	40	167	3	8
Ottawa, Vanier, Rockcliffe	14	14	0	0	16	125	3	8
Nepean inside greenbelt	0	5	0	0	0	26	0	0
Nepean outside greenbelt	50	32	0	0	24	0	0	0
Gloucester inside greenbelt	8	8	0	0	0	0	0	0
Gloucester outside greenbelt	22	55	0	0	0	0	0	0
Kanata	81	79	0	0	0	0	0	0
Cumberland	0	18	0	0	0	16	0	0
Goulbourn	27	21	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	14	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	216	232	0	0	40	167	3	8

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - July 2010

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	1,018	1,096	25	3	588	675	26	77
Ottawa, Vanier, Rockcliffe	109	92	9	3	399	301	26	8
Nepean inside greenbelt	0	29	0	0	0	214	0	69
Nepean outside greenbelt	278	179	0	0	65	48	0	0
Gloucester inside greenbelt	14	45	0	0	0	10	0	0
Gloucester outside greenbelt	114	124	0	0	68	22	0	0
Kanata	321	263	0	0	0	0	0	0
Cumberland	94	172	16	0	56	32	0	0
Goulbourn	67	98	0	0	0	48	0	0
West Carleton	17	94	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	4	0	0	0	0	0	0	0
Clarence-Rockland City	29	0	0	0	34	0	0	0
Russell Township	0	0	8	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario Portion)	1,047	1,096	33	3	622	675	26	86

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009	July 2010	July 2009
Ottawa City	575	447	40	167	5	8	620	622
Ottawa, Vanier, Rockcliffe	39	60	16	125	5	8	60	193
Nepean inside greenbelt	0	5	0	26	0	0	0	31
Nepean outside greenbelt	129	87	24	0	0	0	153	87
Gloucester inside greenbelt	16	10	0	0	0	0	16	10
Gloucester outside greenbelt	103	65	0	0	0	0	103	65
Kanata	128	97	0	0	0	0	128	97
Cumberland	68	63	0	16	0	0	68	79
Goulbourn	58	39	0	0	0	0	58	39
West Carleton	16	7	0	0	0	0	16	7
Rideau	2	0	0	0	0	0	2	0
Osgoode	16	14	0	0	0	0	16	14
Clarence-Rockland City	28	11	0	0	0	0	28	11
Russell Township	2	16	0	0	0	0	2	16
Ottawa-Gatineau CMA (Ontario Portion)	605	474	40	167	5	8	650	649

Table 3.5: Completions by Submarket and by Intended Market
January - July 2010

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009	YTD 2010	YTD 2009
Ottawa City	2,746	2,640	606	667	61	80	3,413	3,387
Ottawa, Vanier, Rockcliffe	256	214	399	293	41	11	696	518
Nepean inside greenbelt	10	37	0	214	0	69	10	320
Nepean outside greenbelt	697	582	65	48	0	0	762	630
Gloucester inside greenbelt	36	62	0	10	0	0	36	72
Gloucester outside greenbelt	330	255	86	22	2	0	418	277
Kanata	571	463	0	0	0	0	571	463
Cumberland	360	403	56	32	16	0	432	435
Goulbourn	249	346	0	48	0	0	249	394
West Carleton	126	172	0	0	2	0	128	172
Rideau	27	16	0	0	0	0	27	16
Osgoode	84	90	0	0	0	0	84	90
Clarence-Rockland City	133	61	34	0	2	0	169	61
Russell Township	25	58	0	0	8	10	33	68
Ottawa-Gatineau CMA (Ontario Portion)	2,904	2,759	640	667	71	90	3,615	3,516

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
July 2010	0	0.0	2	0.7	89	32.6	120	44.0	62	22.7	273	445,900	449,021
July 2009	0	0.0	13	8.7	83	55.3	39	26.0	15	10.0	150	379,900	423,570
Year-to-date 2010	9	0.7	63	4.9	460	35.9	491	38.4	257	20.1	1,280	420,990	433,605
Year-to-date 2009	14	1.0	118	8.4	687	48.9	387	27.5	199	14.2	1,405	385,900	418,624
Ottawa, Vanier, Rockcliffe													
July 2010	0	0.0	0	0.0	2	50.0	0	0.0	2	50.0	4	--	--
July 2009	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
Year-to-date 2010	0	0.0	0	0.0	2	6.7	5	16.7	23	76.7	30	649,000	630,270
Year-to-date 2009	0	0.0	0	0.0	2	4.3	8	17.4	36	78.3	46	726,500	808,052
Nepean inside greenbelt													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
Year-to-date 2009	0	0.0	0	0.0	1	16.7	1	16.7	4	66.7	6	--	--
Nepean outside greenbelt													
July 2010	0	0.0	0	0.0	33	46.5	27	38.0	11	15.5	71	409,990	420,043
July 2009	0	0.0	11	20.0	30	54.5	14	25.5	0	0.0	55	344,900	357,487
Year-to-date 2010	1	0.3	26	6.5	153	38.4	153	38.4	65	16.3	398	417,195	417,108
Year-to-date 2009	0	0.0	39	9.8	232	58.1	111	27.8	17	4.3	399	378,900	385,193
Gloucester inside greenbelt													
July 2010	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
July 2009	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	1	20.0	4	80.0	5	--	--
Year-to-date 2009	0	0.0	0	0.0	4	25.0	8	50.0	4	25.0	16	450,000	482,781
Gloucester outside greenbelt													
July 2010	0	0.0	0	0.0	7	11.3	32	51.6	23	37.1	62	473,900	493,334
July 2009	0	0.0	0	0.0	5	62.5	2	25.0	1	12.5	8	--	--
Year-to-date 2010	0	0.0	1	0.6	49	27.5	81	45.5	47	26.4	178	457,400	460,461
Year-to-date 2009	0	0.0	4	3.1	63	49.2	44	34.4	17	13.3	128	397,450	424,618
Kanata													
July 2010	0	0.0	0	0.0	15	51.7	9	31.0	5	17.2	29	399,900	430,999
July 2009	0	0.0	0	0.0	9	52.9	6	35.3	2	11.8	17	376,900	407,705
Year-to-date 2010	0	0.0	10	5.1	89	45.2	58	29.4	40	20.3	197	399,928	432,095
Year-to-date 2009	0	0.0	3	1.6	99	51.8	64	33.5	25	13.1	191	393,900	416,596
Cumberland													
July 2010	0	0.0	2	2.9	29	42.6	33	48.5	4	5.9	68	422,150	409,053
July 2009	0	0.0	2	4.4	31	68.9	10	22.2	2	4.4	45	379,900	382,163
Year-to-date 2010	1	0.4	22	8.7	112	44.3	94	37.2	24	9.5	253	393,400	395,792
Year-to-date 2009	1	0.4	22	9.3	151	63.7	54	22.8	9	3.8	237	370,900	375,905
Goulbourn													
July 2010	0	0.0	0	0.0	2	8.3	17	70.8	5	20.8	24	465,400	469,712
July 2009	0	0.0	0	0.0	7	63.6	4	36.4	0	0.0	11	389,190	377,950
Year-to-date 2010	2	1.3	3	2.0	36	23.5	89	58.2	23	15.0	153	428,990	439,767
Year-to-date 2009	4	1.9	35	16.5	107	50.5	49	23.1	17	8.0	212	359,950	379,014

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
July 2010

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $250,000		$250,000 - $299,999		$300,000 - $399,999		$400,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	8	100.0	8	--	--
July 2009	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	--	--
Year-to-date 2010	5	10.4	1	2.1	18	37.5	7	14.6	17	35.4	48	408,995	450,604
Year-to-date 2009	0	0.0	6	8.1	12	16.2	21	28.4	35	47.3	74	480,250	525,058
Rideau													
July 2010	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	--	--
July 2009	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	--	--
Year-to-date 2010	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	--	--
Year-to-date 2009	4	25.0	1	6.3	3	18.8	6	37.5	2	12.5	16	399,000	380,813
Osgoode													
July 2010	0	0.0	0	0.0	1	16.7	2	33.3	3	50.0	6	--	--
July 2009	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	--	--
Year-to-date 2010	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	535,000	614,155
Year-to-date 2009	5	6.3	8	10.0	13	16.3	21	26.3	33	41.3	80	450,000	473,045
Clarence-Rockland City													
July 2010	3	25.0	5	41.7	3	25.0	1	8.3	0	0.0	12	285,900	294,619
July 2009	3	75.0	1	25.0	0	0.0	0	0.0	0	0.0	4	--	--
Year-to-date 2010	18	22.0	27	32.9	31	37.8	6	7.3	0	0.0	82	292,900	300,095
Year-to-date 2009	19	35.8	15	28.3	14	26.4	3	5.7	2	3.8	53	264,900	293,810
Russell Township													
July 2010	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	--	--
July 2009	2	25.0	2	25.0	3	37.5	1	12.5	0	0.0	8	--	--
Year-to-date 2010	0	0.0	7	36.8	10	52.6	2	10.5	0	0.0	19	313,000	331,946
Year-to-date 2009	8	20.5	14	35.9	14	35.9	3	7.7	0	0.0	39	297,900	306,697
Ottawa-Gatineau CMA (Ontario portion)													
July 2010	3	1.0	7	2.4	94	32.8	121	42.2	62	21.6	287	435,900	441,824
July 2009	5	3.1	16	9.9	86	53.1	40	24.7	15	9.3	162	376,900	413,741
Year-to-date 2010	27	2.0	97	7.0	501	36.3	499	36.1	257	18.6	1,381	411,990	424,279
Year-to-date 2009	41	2.7	147	9.8	715	47.8	393	26.3	201	13.4	1,497	382,900	411,289

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units July 2010						
Submarket	July 2010	July 2009	% Change	YTD 2010	YTD 2009	% Change
Ottawa City	449,021	423,570	6.0	433,605	418,624	3.6
Ottawa, Vanier, Rockcliffe	--	--	n/a	630,270	808,052	-22.0
Nepean inside greenbelt	--	--	n/a	--	--	n/a
Nepean outside greenbelt	420,043	357,487	17.5	417,108	385,193	8.3
Gloucester inside greenbelt	--	--	n/a	--	482,781	n/a
Gloucester outside greenbelt	493,334	--	n/a	460,461	424,618	8.4
Kanata	430,999	407,705	5.7	432,095	416,596	3.7
Cumberland	409,053	382,163	7.0	395,792	375,905	5.3
Goulbourn	469,712	377,950	24.3	439,767	379,014	16.0
West Carleton	--	--	n/a	450,604	525,058	-14.2
Rideau	--	--	n/a	--	380,813	n/a
Osgoode	--	--	n/a	614,155	473,045	29.8
Clarence-Rockland City	294,619	--	n/a	300,095	293,810	2.1
Russell Township	--	--	n/a	331,946	306,697	8.2
Ottawa-Gatineau CMA (Ontario Portion)	441,824	413,741	6.8	424,279	411,289	3.2

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
July 2010

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2009	January	535	-19.4	1,085	1,682	1,947	55.7	290,930	1.8	273,901
	February	798	-20.3	1,056	1,752	1,841	57.4	273,991	-3.3	265,161
	March	1,170	6.5	1,144	2,420	1,968	58.1	287,911	-0.1	286,598
	April	1,608	1.8	1,238	2,570	1,951	63.5	298,593	0.9	291,491
	May	1,990	4.0	1,410	2,521	1,913	73.7	312,927	5.5	291,734
	June	1,912	11.8	1,316	2,246	1,819	72.3	307,793	3.2	291,024
	July	1,590	12.9	1,293	1,857	1,778	72.7	300,635	1.9	302,777
	August	1,227	2.0	1,171	1,743	1,812	64.6	315,176	11.5	323,577
	September	1,230	0.2	1,257	1,863	1,794	70.1	305,628	5.5	312,594
	October	1,223	25.6	1,337	1,616	1,810	73.9	320,561	14.1	334,545
	November	936	43.1	1,301	1,319	1,829	71.1	314,071	7.7	334,793
	December	704	48.5	1,315	701	1,829	71.9	311,604	14.3	336,204
2010	January	725	35.5	1,348	1,491	1,857	72.6	323,762	11.3	351,325
	February	1,132	41.9	1,392	1,982	2,043	68.1	318,894	16.4	337,853
	March	1,516	29.6	1,430	2,741	2,122	67.4	330,906	14.9	333,771
	April	1,854	15.3	1,429	3,049	2,236	63.9	333,854	11.8	322,870
	May	1,713	-13.9	1,021	2,823	2,094	48.8	334,360	6.8	376,821
	June	1,633	-14.6	1,126	2,700	2,203	51.1	328,238	6.6	320,233
	July	1,159	-27.1	972	1,962	1,996	48.7	322,342	7.2	338,095
	August									
	September									
	October									
	November									
	December									
	Q2 2009	5,510	5.9		7,337			306,963	3.4	
	Q2 2010	5,200	-5.6		8,572			332,257	8.2	
	YTD 2009	9,603	2.4		15,048			299,961	2.2	
	YTD 2010	9,732	1.3		16,748			328,679	9.6	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
July 2010

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 1997=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2009	January	627	5.00	5.79	169.6	112.3	503	4.4	72.7	952
	February	627	5.00	5.79	169.6	113.0	498	4.5	72.1	959
	March	613	4.50	5.55	169.6	113.6	494	5.1	71.8	965
	April	596	3.90	5.25	169.6	113.1	491	5.5	71.5	980
	May	596	3.90	5.25	169.6	114.0	485	6.1	71.1	995
	June	631	3.75	5.85	169.7	114.2	485	6.2	71.0	1,010
	July	631	3.75	5.85	169.7	113.8	487	5.9	71.1	1,011
	August	631	3.75	5.85	169.7	113.8	495	5.3	71.8	1,014
	September	610	3.70	5.49	171.4	113.9	498	5.2	72.0	1,013
	October	630	3.80	5.84	171.4	114.1	498	5.4	72.1	1,018
	November	616	3.60	5.59	171.4	114.6	495	5.5	71.7	1,010
	December	610	3.60	5.49	172.7	114.1	490	6.0	71.2	1,007
2010	January	610	3.60	5.49	173.5	114.4	491	6.2	71.5	991
	February	604	3.60	5.39	174.6	115.1	493	6.3	71.8	984
	March	631	3.60	5.85	175.2	115.3	498	6.1	72.2	969
	April	655	3.80	6.25	176.4	115.8	501	6.0	72.6	973
	May	639	3.70	5.99	176.7	116.4	507	6.0	73.3	981
	June	633	3.60	5.89	177.6	116.1	513	5.9	74.0	990
	July	627	3.50	5.79		117.2	513	6.3	74.3	992
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2006 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modelled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions, except the Economic Indicators data (Table 6) which is based on Statistics Canada's 2001 Census area definitions.

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- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Renovation and Home Purchase Report
- Rental Market Provincial Highlight Reports *Now semi-annual!*
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- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports
- Seniors' Housing Reports - Supplementary Tables, Regional

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